



## **PLANNING COMMISSION MINUTES**

**October 3, 2017**

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### **CALL TO ORDER**

The Chairman called the meeting to order at 6:31 pm. at the Delaware Township Municipal Building Wilson Hill rd. Dingmans ferry.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

*Present:* L. Glamann, R. Hough, S. Franks, R. Eldred, LA Hines, B. Errico and Solicitor Farley

### **MINUTES**

The Chairman gave the Commission some time to review the minutes of September 19, 2017. R. Hough made a motion to approve the minutes of September 19, 2017. R. Eldred second the motion. With no further discussion the motion was approved unanimously.

### **CORRESPONDENCE**

The Chairman asked if any of the Commission were going to the Zoning Seminar Oct. 5<sup>th</sup> 7-9 at the Pike County Training Center. R. Eldred, LA Hines said they were going but still need to register. R. Eldred said she would call in the morning.

### **ORDINANCES**

1. 107 – SALDO updates – The Chairman stated that he had reviewed the next two sections of the SALDO Ordinance. He feels that this part of the ordinance is more incline for the Engineer to review as it has to do with the road requirements. L.A. Hines made a motion to send a letter to the engineer asking him to review Ordinance 107.8 and 9

to see if he can recommend and updates. B. Errico second the motion. With no further discussion the motion was approved unanimously.

There are definitions that are not referenced in the Zoning Ordinance under zone nor do they have standards for the use. Lori McCrory was asked to go through the definitions to see which ones are not referenced in Zoning. The Planning Commission now went through the list she submitted.

There was a lot of discussion regarding Child Day Care Center and Day Care Center, Commercial Child. The question was it seemed to be duplication it was so similar. The Solicitor pointed out some differences. There was discussion on that. The Commission went back to the definitions needing a zone and possibly standards.

Animal Husbandry was the 1<sup>st</sup> to be looked at in this category. It was determined It would be allowed in the RR Zone and needs 5 acres as defined. There was discussion if it is considered as a farm. It was not. The definition of farm refers to agriculture. Is it a ranch? It was determined to leave it as is and just give it a zone RR with the standard of 5 acres.

Assisted Living Facility would be a conditional use in an RR zone.

Automotive Sales - would be a Principal Permitted Use in a Commercial Zone

Board or Lodging House - would be a Conditional Use in an RR zone.

A Carport is an accessory structure and as such is already listed.

Kennel has just been done as it was needed ASAP

Lumberyard - Should Be Made A Principal Permitted Use In A Commercial Zone and a Conditional Use in an RR zone.

Rooming or Lodging House - should be a Conditional Use in an RR zone.



Tourist Home or ie Air Bed and Breakfast would be a conditional use in an RR zone.

There was discussion on the similar definitions

Home Occupation - has no impact on local homes or traffic

Home Occupation, Major - has an impact to the area traffic and parking

The Solicitor felt he needed more definitions rather than none or not enough so having similar uses just meant we have a better chance of covering what ever use they are looking to do.

## **ADJOURN**

**R.** Hough made a motion to adjourn at 7:40 pm. The motion was second by R. Eldred. With no further discussion the motion was approved unanimously.

Respectfully submitted,

*Sharon Franks*

Sharon Franks  
Planning Secretary